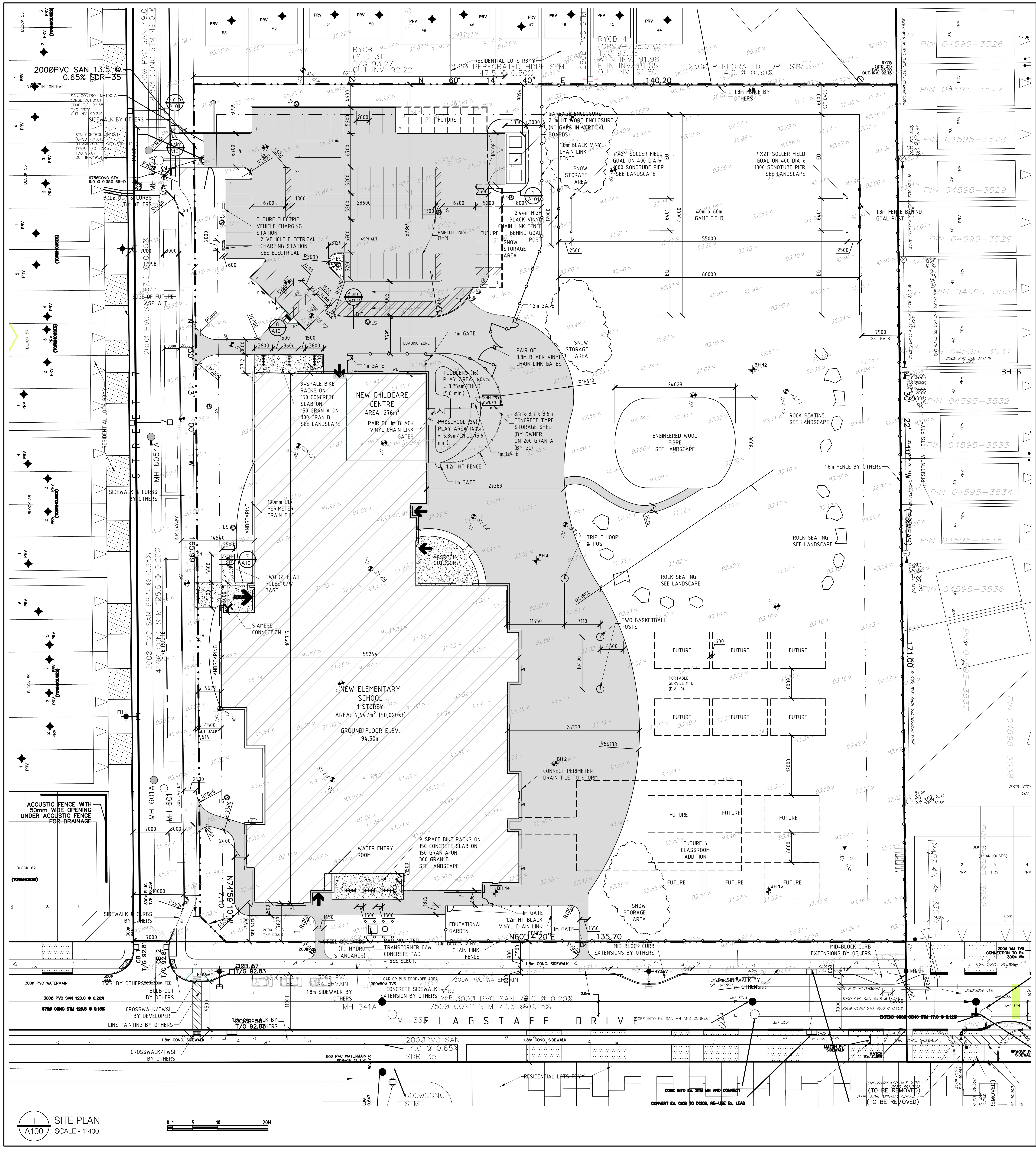


ZONING REQUIREMENTS

Municipality	City of Ottawa		
Legal Description			
PART OF LOT 12 CONCESSION 3 (RIDEAU FRONT) (GEOGRAPHIC TOWNSHIP OF NEPEAN) CITY OF OTTAWA		City of Ottawa	
Survey Information			
Survey Information Prepared By:	Stantec Geomatics Ltd.		
	14 June, 2021		
Common Address			
XXXXX	Ottawa,	Ontario	XX
Project Information			
Lot Size	24,004 sm		
Gross Building Floor Area	4,630sm		
Zoning	R3YY/I1A	Institutional 1	
	Bylaw Provisions	Proposed	Compliance
Minimum Lot Width	15m		Complies
Minimum Lot Area	400 sm		Complies
Minimum Front Yard Setback	7.5m		Complies
Minimum Rear Yard Setback	7.5m		Complies
Minimum Interior Side Yard Setback	7.5m		Complies
Minimum Corner Side Yard Setback	4.5m		Complies
Maximum Building Height	15.0m	7.8m	Complies
Required Parking (Schedule 1A - Area C) Rate = 1.5 per classroom (includes portables) Childcare 1/50sm	1.5 x 22 classrooms = 33 Spaces + 275sm Childcare/50sm = 6 Spaces 39 Total spaces required	45 Spaces Proposed	Complies
Furture Parking (furture portables)	1.5 x 12 portables= 18 additional Spaces total (18 + 39) = 57 Spaces	14 Future Spaces total (45 + 14) = 59	Complies
HC Parking Requirements	Based on 42 parking spaces provided	2 HC Spaces Required 1 @ type A 1 @ type B	Complies
Required Bicycle Parking (1/100sm Gross Floor Area	1/100sm X4,647sm =47 spaces required	48 spaces (6 Bike Rack @ 8 spaces)	Complies
Required Loading Zones 1 per 1000-9999 sm of gross floor area	1 Loading Zone = 3.5m(W) X 7m (L) x 4.2m (H) As per zoning Section 113 (4) & (5)	1	Complies
Minimium Width of Landscaped Area (Landscape Buffer)	Abutting A Street = 3.0m	4.0m	Complies
	Abutting residential, institutional = 3.0m		
	Other Cases - None	N/A	
Landscaped Provisions for Parking Lots	Landscape buffer width: 3m abbuting a street, 1.5m not abbuting a street	4m	Complies
	Refuse collection areas must be minimum 9.0m from property line abutting a street	57m	
	Refuse collection areas must be minimum 3.0m from other property lines	11.5m	
	Refuse collection area must be screened with minimum 2.0m height screen	2.15m	
	Minimum landscaped area of parking lot = 15%	Parking Lot Area =1782sm Landacape around Parking =478sm = >15%	

ZONING INFORMATION

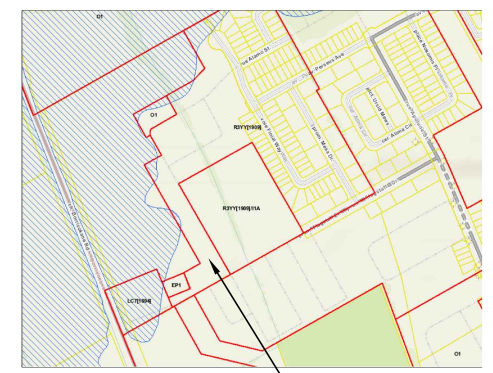
GENERAL NOTES:

1. SEE SITE SERVICES, ELECTRICAL & MECHANICAL DRAWINGS FOR UNDERGROUND UTILITIES LINES AND FOR NEW GRADING. EXCAVATE BACKFILL & PROVIDE CONCRETE TO REQUIREMENTS OF MECHANICAL, ELECTRICAL & SITE SERVICES DRAWINGS AND SPECIFICATIONS AND TO REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
2. PROVIDE 0.5M RADIUS FOR CONCRETE CURBS UNLESS OTHERWISE NOTED
3. PERFORM LANDSCAPE & SITE WORKS INCLUDING SIDEWALKS WITHIN THE ROAD ALLOWANCE & SITE SERVICES AS INDICATED
4. SUBDIVISION DEVELOPER SHALL CONSTRUCT BUS LAY BY ON STREET 7 & CAR LAY BY FLAGSTAFF AVE, INCLUDING CURBS, WALKS, ASPHALT, PAVING, GRAN. BASES
5. ANTICIPATED SCHEDULE FOR WORK IN ROW PERFORMED BY SUBDIVISION DEVELOPER: ______________.

OTTAWA CATHOLIC SCHOOL BOARD

SITE LEGEND

- FH — FIRE HYDRANT
- DC — DEPRESSED CURB
- CONCRETE CURB
- CONCRETE SIDEWALK
- ASPHALT
- TACTILE WALKING SURFACE INDICATOR (TWSI)
- CB — CATCH BASIN, NEW
- MH — MAN HOLE, NEW
- HC — HANDICAP PARKING SIGN
- FR — FIRE ROUTE SIGN
- OW — ONE WAY TRAFFIC SIGN
- DN — DO NOT ENTER SIGN
- NP — NO PARKING SIGN
- SB — SCHOOL BUS STOPPING ZONE SIGN
- PDO — PARENT DROP-OFF ZONE SIGN - POST ONLY BY GC
- ST — 15 MIN. PARKING ZONE SIGN
- R — RESERVED FOR DAYCARE - POST ONLY BY GC
- BH — BORE HOLE
- LS — LIGHT STANDARD
- W.L. — WALL MOUNT LIGHT FIXTURE
- PP — POWER POLE
- 86x23 — EXISTING GRADE
- 1.8m HT. BLACK VINYL CHAIN LINK FENCE
- 1.2m HT. BLACK VINYL CHAIN LINK FENCE
- G — GAS METER
- ENTRANCE ARROW
- PAINTED LINES / NO PARKING



CONTEXT MAP

REV.	DESCRIPTION	DATE
4	ISSUED FOR SITE PLAN CONTROL	23 NOV/2021
3	ISSUED FOR CLIENT REVIEW	20/OCT/2021
2	ISSUED FOR CLIENT REVIEW	14/SEP/2021
1	ISSUED FOR CLIENT REVIEW	17/JUN/2021

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CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS AND/ OR POSSIBLE TRADE INTERFERENCE/CONFLICT FOR CLARIFICATION PRIOR TO COMMENCEMENT OF THE WORK. DO NOT SCALE DRAWINGS.

SEAL

ONTARIO ASSOCIATION OF ARCHITECTS
ISABEL RICHER
LICENCE 7650
2021-11-23

Not for construction unless SEALED and SIGNED

PROJECT NORTH

TRUE NORTH

PYE & RICHARDS - TEMPRANO & YOUNG ARCHITECTS INC.
824 Meath St. Suite 200
Ottawa, ON K1Z 6E8
613. 724. 7700
info@prty.ca

PROJECT

OCSB BARRHAVEN CATHOLIC ELEMENTARY SCHOOL

STREET 7 — OTTAWA, ONTARIO

DRAWING

SITE PLAN
OBC MATRIX
ZONING MATRIX

PROJECT NO.	21007	**DRAWING NO.**	A100
SCALE -	1:400		
DRAWN -	D.D.		
CHECKED -	I.R.		
PLOT DATE -	23/11/2021	**PLOTTED BY:**	IR